

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

April 1, 2021 7:00 PM

Blair Public Library, 2233 Civic Drive, Blair Nebraska

"All Commission members receive staff reports approximately one week prior to the meeting"

1. COMMISSION ACTION:

1.1. Roll Call of Members

All members present

1.2. Approval of March 4, 2021 minutes.

Motion Mathiesen and second by Anderson to approve the minutes of the March 4, 2021 meeting of the Washington County Planning Commission as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Ras mussen: Aye, Smith: Aye
Aye: 7, Nay: 0

1.3. Approval of Agenda

Motion Neuverth and second by Rasmussen to approve the agenda as presented. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Ras mussen: Aye, Smith: Aye
Aye: 7, Nay: 0

1.4. Open Meetings Act Posting: Chairman Lambrecht welcomed everyone and stated this meeting will be conducted in accordance with the Nebraska Open Meetings Act and a copy of that Act is posted on the door and wall. The Open Meetings Act can also be found online.

2. OLD BUSINESS

Cottonwood Marina Administrative review of CUP 15-05, off premise sign
Dam Farms Administrative review of CUP 16-02, application of Sludge

3. PUBLIC HEARINGS

3.1. CONDITIONAL USE PERMIT

Robert Dailey, representing Consolidated Concrete, L.L.C., is requesting approval of a Conditional Use Permit to operate a temporary concrete batch plant on property zoned I-3 old. The property is described as Tax Lot 18 in Section 1, Township 17 North, Range 12 East of the 6th P.M. General location is County Road P30 & US Hwy 75, Fort Calhoun, NE.

3.1.1. Recognition of staff report in the Commission packet

3.1.2. Any new/additional comments from the Planning Administrator

3.1.3. Presentation by the applicant

Bob Dailey presented the request for Consolidated Concrete to operate a temporary concrete batch plant for the purpose of building the Dollar General Warehouse. The project may be delayed until February 2022. They would like the CUP to go for 2 years.

3.1.4. Comments from the Commission

Discussion of location and hours of operation.

3.1.5. Chairman opens the public hearing

3.1.6. Chairman closes the public hearing

3.1.7. Additional comments from the Commission

Discussion of if/how Martin Marietta is connected with this request and exit route for the construction site.

3.1.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request

Motion Anderson and second by Smith to approve the request of Consolidated Concrete, LLC for two years for a Conditional Use Permit to operate a temporary concrete batch plant on Tax Lot 18 in Section 1-17-12. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Ras mussen: Aye, Smith: Aye
Aye: 7, Nay: 0

3.2. LOT SPLIT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT

Jacob Petersen is requesting approval for a one-time lot split on property described as Tax Lot 24 in Section 35, Township 20 North, Range 11 East of the 6th P.M., a change of zone from A-1 to A-LSR for the newly created parcel, and a Conditional Use Permit for an accessory structure prior to the construction of the principal structure. General location is County Road P31 & County Road 6, Blair, NE.

3.2.1. Recognition of staff report in the Commission packet

3.2.2. Any new/additional comments from the Planning Administrator

Shewchuk requested 2 separate motions - one on the Lot Split/Rezone and one on the CUP for this agenda item.

3.2.3. Presentation by the applicant

Mark Petersen presented application as current owner of the property and father of the applicant.

3.2.4. Comments from the Commission

Discussion regarding a need for the CUP and the existing accessory structure.

3.2.5. Chairman opens the public hearing

3.2.6. Chairman closes the public hearing

3.2.7. Additional comments from the Commission

Additional discussion regarding the need for a CUP

Shewchuk requested they act on it now and he will have further discussion with the County Attorney prior to the Board meeting.

3.2.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request Motion Lambrecht and second by Hartzell to approve the request of Jacob Peterson for a one time lot split and change of zone on Tax Lot 24 in Section 35-20-11. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Ras mussen: Aye, Smith: Aye
Aye: 7, Nay: 0

Motion Mathiesen and second by Anderson to approve the request of Jacob Peterson for a Conditional Use Permit for an accessory structure prior to construction of the principal structure with the stipulation that if it is determined they don't need the CUP, their fee be refunded. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Aye, Neuverth: Aye, Ras mussen: Aye, Smith: Aye
Aye: 7, Nay: 0

3.3. CONDITIONAL USE PERMIT

Cody Lambrecht is requesting approval of a Conditional Use Permit for a Confined Animal Feeding Operation (medium) for finishing swine on property zoned A-1. Property is described as W 1/2 W 1/2 NE 1/4 of Section 36, Township 17 North, Range 11 East of the 6th P.M. Property location is 11465 County Road 40, Bennington, NE.

3.3.1. Recognition of staff report in the Commission packet

3.3.2. Any new/additional comments from the Planning Administrator

3.3.3. Presentation by the applicant

Cody Lambrecht presented the application and explained that the main operation was located across the road from the proposed location. The building on that location is going to be retired in the near future due to age. He is taking this opportunity to replace that building and expand with the additional building.

3.3.4. Comments from the Commission

Discussions regarding the size of barns and how that compared to the building being retired, where the driveway would be located, how big the lagoon was going to be and how often it would be pumped. They also discussed setbacks for the lagoon and requirements of NDEE. Applicant is requesting a 30 year CUP.

3.3.5. Chairman opens the public hearing

Brian Sass 804 N 155th Ave, Omaha, NE – asked where barns & lagoon located on property. He also wanted to see the odor footprint.

3.3.6. Chairman closes the public hearing

3.3.7. Additional comments from the Commission

3.3.8. Action by Commission to approve, approve with conditions, deny, or continue (for stated reasons) this request:

Motion Smith and second by Neuverth to approve the request of Cody Lambrecht for a Conditional Use Permit for a Confined Animal Feeding Operation (Medium) for less than 2,500 swine (each 55 lbs. or more) on the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 36-17-11 for a term of 30 years, provided all requirements of NDEE are met. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Abstain (With Conflict), Mathiesen: Aye, Neuverth: Aye, Rasmussen: Aye, Smith: Aye

Aye: 6, Nay: 0, Abstain (With Conflict): 1

4. NEW BUSINESS:

5. REPORTS FROM STAFF:

Shewchuk - currently no applications for May.

Mathiesen - What did BOS do with the text amendment? Shewchuk - it was tabled to gather more information. Discussion regarding the changes to the text amendment that were discussed at the BOS meeting and if it should be sent back to the Planning Commission. Lambrecht requested that all results of the agenda items presented to the BOS be part of the documents given monthly in Sparq.

6. ITEMS FROM THE MEMBERSHIP:

Motion Anderson and second by Hartzell to compose a letter to the BOS requesting the text amendment be sent back to the Commission with further guidance of what they would like to see. Motion Carried.

Anderson: Aye, Hartzell: Aye, Lambrecht: Aye, Mathiesen: Nay, Steve Neuverth: Aye, Terry Ras mussen: Aye, Michael Smith: Aye Aye: 6, Nay: 1

Lambrecht - Mike Lupardas called him regarding the Cottonwood Marina and their CUP and what they want to do in the future. With the amount of money they are spending, they would like to get things changed so that they don't need a CUP. Discussed possibly changing zones or jurisdictions. Lambrecht told Mike that he would discuss this at the meeting with the Planning Commission and look at getting a six pack meeting set up. Six pack would be a good way to start discussion.

7. ITEMS FROM THE PUBLIC:

8. ADJOURNMENT:

Motion Anderson and second by Hartzell to adjourn the April 1, 2021 meeting of the Washington County Planning Commission at 8:02 pm. Motion Carried.

Anderson: Aye, Hartzell: Aye, Gary Lambrecht: Aye, Matt Mathiesen: Aye, Steve Neuverth: Aye, Terry Rasmussen: Aye, Michael Smith: Aye Aye: 7, Nay: 0

Gary Lambrecht, Chairman